

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.

### 1. Name of Property (indicate preferred name)

historic

other 506 Beall Avenue

### 2. Location

street and number 506 Beall Avenue not for publication

city, town Rockville vicinity

county Montgomery

### 3. Owner of Property (give names and mailing addresses of all owners)

name Russell D. and M.L. Kimball

street and number 506 Beall Avenue telephone

city, town Rockville state MD zip code 20850

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber 15083 folio 167

city, town Rockville tax map GR12 tax parcel tax ID number 00231085

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other:

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	buildings
<input type="checkbox"/> site		<input type="checkbox"/> defense	sites
<input type="checkbox"/> object		<input checked="" type="checkbox"/> domestic	structures
		<input type="checkbox"/> education	objects
		<input type="checkbox"/> funerary	Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources  
previously listed in the Inventory

## 7. Description

Inventory No.

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The house at 506 Beall Avenue is a one story side-gabled rectangular house (30 by 26 feet) with a full basement on a long narrow (50 feet by 185 feet) lot in West End Park, Section 2. The side gabled roof is clad with composition shingles and the exterior is clad with vinyl clapboard style siding. The windows are 1/1 double hung sashes. There are small rectangular lights in the foundation to illuminate the basement. There is a concrete driveway on the east side leading to a small front gabled garage in the rear near the east property line behind the house. A central front sidewalk leads from a paved parallel parking area along the street.

The house faces north in a row of similar small houses on long narrow lots, most of them built in the late 1940s to early 1950s. Beall Avenue is a paved 60-foot suburban street. There are no curbs, gutters or sidewalks. Parking is provided in driveways and some houses, like 506 Beall, have a paved parallel parking area bordering the street. The area is well maintained and has a variety of mature trees and landscaping. The houses on the south side of Beall have a 50-foot setback from Beall Avenue. The north side has a 25-foot setback. This neighborhood and Beall Avenue has been a favored location for demolition and construction of much larger residences. This is happening down the block to the west on Beall Avenue and behind this house on Anderson Avenue. The house at 506 Beall is under contract for demolition and redevelopment.

**506 Beall Avenue**



# Maryland Historical Trust

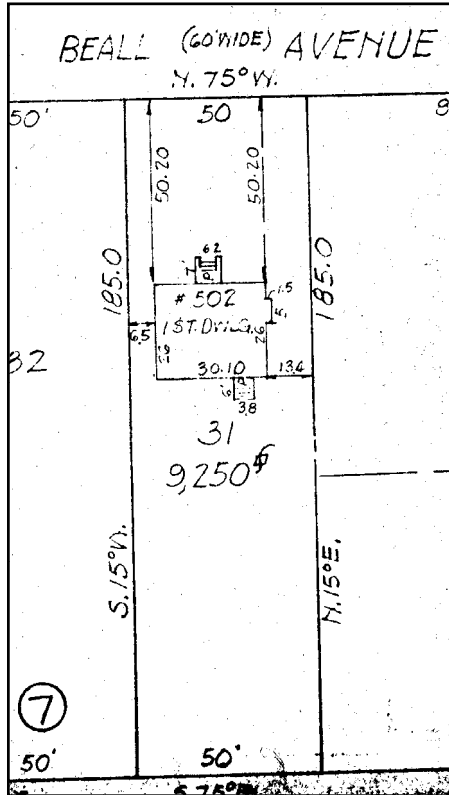
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The plat at the left depicts a similar house at 502 Beall on lot 31, block 7. The lots are uniformly 50 feet wide by 185 feet deep and 9,250 square feet. The three houses built at 502, 504 and 506 are 30.10 feet wide and 26 feet deep with a 13.6 setback on one side and a small 6.5 foot setback on the remaining side.

The houses are simple in plan: a three bay front (north facade) with a center front door accessed by a two step stoop sheltered by a canopy. The windows are double hung 1/1 sashes. The side elevations are also simple. The three bay west façade has a small window in the attic gable peak, and three windows on the first story. The east façade has a similar attic window and a pair of windows in the north bay, an exterior door also sheltered by a metal canopy in the middle bay and another window in the south bay. There is a deck in the rear yard.

Right: 506 Beall  
Avenue North and  
west side facades

Below: East facade



## 8. Significance Inventory No.

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history	

<b>Specific dates</b>	ca. 1949	<b>Architect/Builder</b>
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### Construction dates

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Statement of Significance

The house at 506 Beall Avenue shows the continuing expansion of Rockville following World War II in a subdivided area that had been sparsely developed. This small one-story house with a basement was one of several houses built on vacant West End Park lots on newly opened Beall Avenue for speculative sale. At 780 square feet of floor space and little architectural details to embellish it, it was a modestly price utilitarian starter home in its time.

### History and Support

The first intense wave of post-WWII building was east of Rockville in newly platted subdivisions such as Twinbrook, and typically featured small unfinished but expandable frame houses. Undeveloped lots in West End Park, originally intended to be a prestigious Victorian garden subdivision, were also purchased and developed with small houses. There was a great need for small starter houses for young families purchasing houses with the GI bill and Federal mortgage programs.

This house was built in West End Park Section 2 between 1944, when the US Geological Survey map was done (and shows no structures in the area,) and 1949. The footprint of 506 Beall and several similar houses appear on the 1949 Sanborn Fire Insurance Map of Rockville. The state tax data information lists it as built in 1952, but as it appears on a map in 1949, this must be an error.

West End Park was Rockville's most ambitious suburban Nineteenth Century development. It was platted by Henry Copp and Reuben Detrick in 1890 as "a multi-sectioned mixed-use plan for the former Julius West farm. Its grand boulevards, prominent hotel sites, and separate residential and business sections represented the epitome of the suburban ideal.<sup>1</sup>" Suburban life was fueled by the Metropolitan Branch of the B&O Railroad that was opened through Montgomery County and Rockville in 1873. The railroad provided quick

<sup>1</sup> Eileen McGuckian, Rockville: Portrait of a City, page 71



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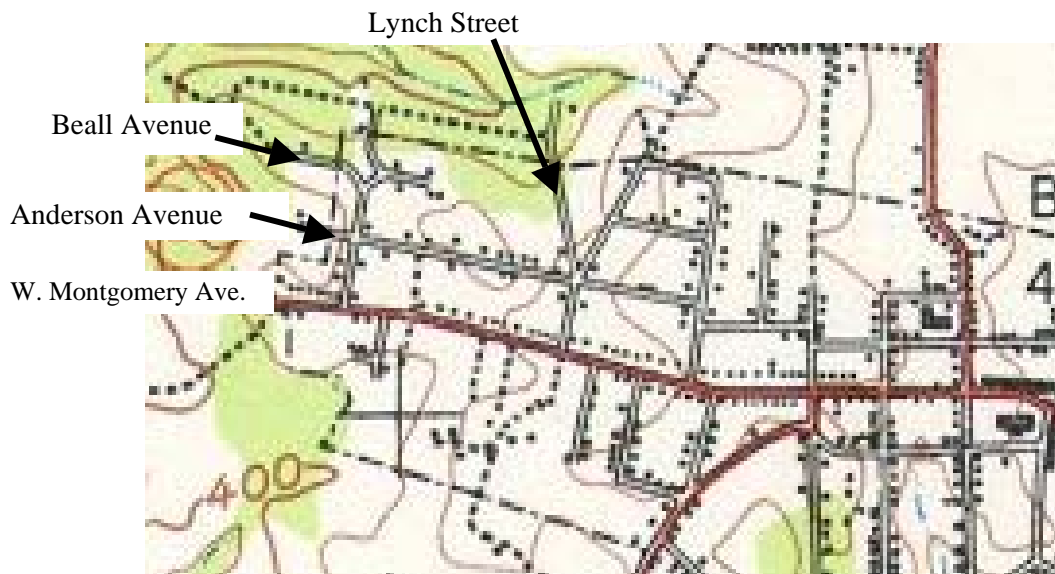
Inventory No. M

transportation to Federal offices and employment in the District of Columbia and other towns on the line and made suburban commuter life possible. (See attachment 8.4 for the Plat of West End Park, Section 2.)

In the spring of 1890, real estate promoter Henry N. Copp offered 100 lots for sale in his planned suburban development called "West End Park". The Evening Star noted that the plans included a lake, hotels, broad avenues and fine residences on the 183 acre tract -- all under the direction of Professor Francis Fava as superintendent and engineer.<sup>2</sup> By the time the plat was filed with the County in 1891, a house on Lot 12, Block 7 and the West End Park Methodist Episcopal Church on Lot 28, Block 7, had been constructed.<sup>3</sup> These structures bordered Anderson Avenue and lay one block south of Copp's own house on Beall Avenue at 541 Beall Avenue.<sup>4</sup>

Unfortunately, the suburban rail building boom peaked about 1890 when sales of West End lots began and was essentially over a decade later. The areas close to the town center of Rockville and along West Montgomery Avenue were the first to be built. Few houses were built in the westernmost interior area of West End Park until the second and third quarters of the 20<sup>th</sup> Century. Some lots were put into receivership and sold by trustees.

Of the houses built in the western part of the West End Park by 1900, the most notable were 541 Beall, built by Henry Copp and later sold to the Alnutt family, 529 Anderson Avenue built in 1892, the 1892 J. Frank Fisher House at 605 Anderson, and 549 Anderson Avenue built for J. Frank Fisher's daughter, Mary Zelda Fisher, as a wedding gift at her marriage to Phillip Reed in 1917. Few other houses were built before 1940.



The western part of the West End Park subdivision was sparsely developed with houses before 1940, except on West Montgomery. A detail of the 1944 USGS Map of the SW Rockville Quadrant to the left shows a few scattered structures on Beall Avenue, which was not a through street. It exists east of Luckett and in the area around Henderson (now Peg Sante) Circle Park. No houses were in the 400 and 500 blocks of Beall Avenue. There is no 600 block.

<sup>2</sup> The Evening Star Newspaper, April 7, 1890.

<sup>3</sup> Montgomery County Plat Book B/7, plat for Section three of “West End Park.”

<sup>4</sup> For more information see the Fisher-Winner House MHT Historic Sites Inventory Form # M:26/7/4 by Anne Cissel and Dwayne Jones.

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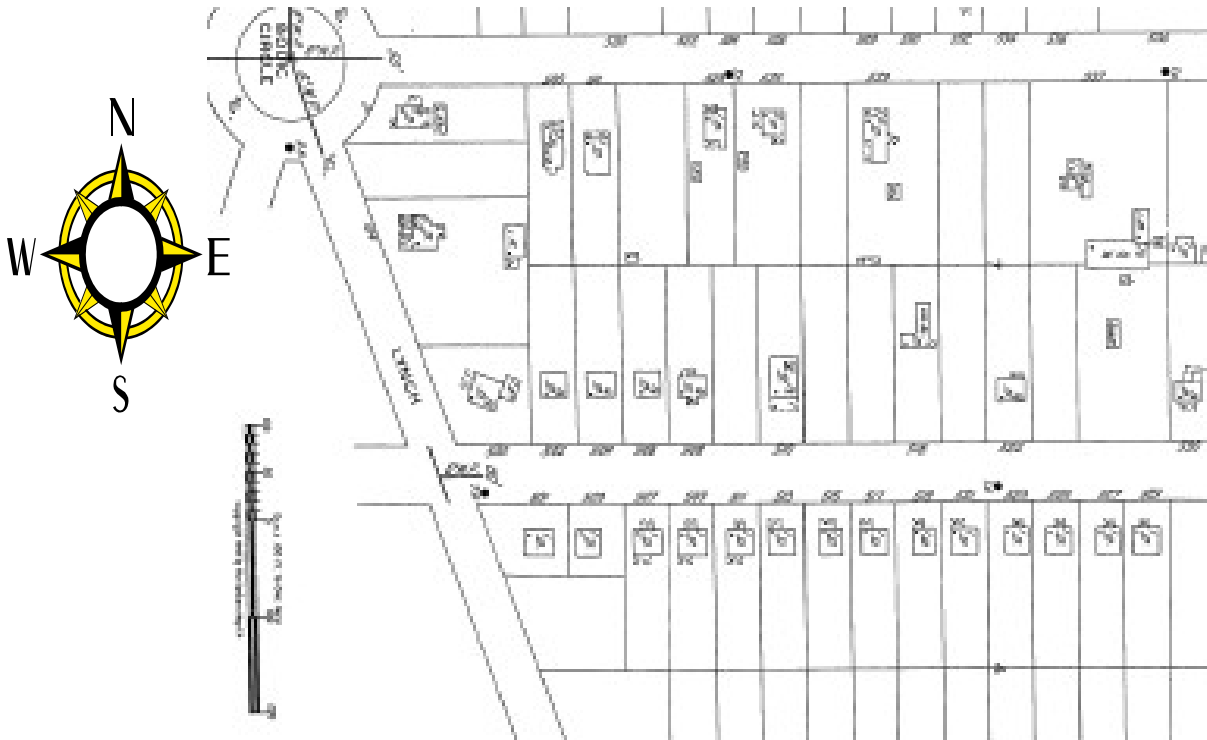
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Detail of the 1949 Sanborn Map of Rockville- 506 Beall Avenue is outlined

The 1949 Sanborn Map of Rockville pictured above includes Beall Avenue (horizontal) and Lynch Street (diagonal) and shows houses at 502 through 508 and several houses further west on Beall. The south side of the 500 block of Beall Avenue was fully developed with small houses placed a little closer to the street.

F.P.Bouic and J.V. Peter, Attorneys and Trustees, continued to sell lots in West End Park as the opportunity arose.

The lot ownership is below. The sources are the City of Rockville utility records 1940-1980, and State Department of Taxes and Assessment records. None of the former or present owners have been documented as occupying significant roles in Rockville.

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### Ownership History

#### 506 Beall Avenue

Tax Account 00231085

Block 7, lot 33, West End Park Section 2

9, 250 square feet

House Footprint: 780 square feet

Built ca. 1949 (State Department of Assessments and Taxation date is 1952)

Owners from Rockville Utilities Account file under tax number 231085, Block 7, lot 33

1. Stanley F. and Nellie E. Miller (handwritten in ink, no date)
2. Douglas L. and P.C. Cornwell (typescript, no date)
3. William F. Jr. and D. M. Mansfield (typescript, dated 1971)

From State Tax records

4. George R. and L.S. Burke (6/30/1976) L/f 4801/588 \$39,000
5. Russell D. and M.L. Kimball 8/13/1997 L/f 15083/167 \$102,000

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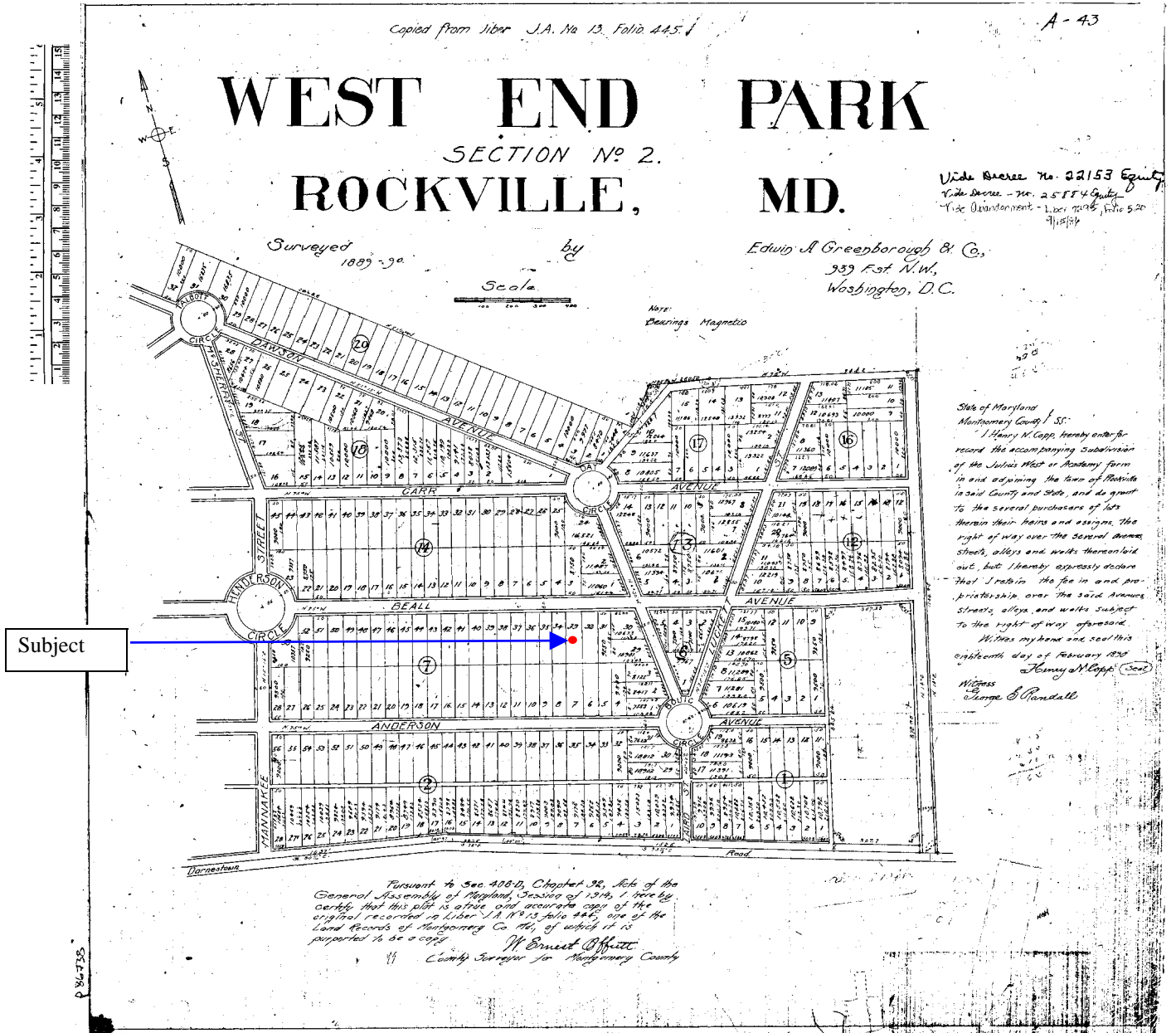
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## 9. Major Bibliographical References

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City of Rockville Utility Service Records through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949 and 1960. United States Geological Survey Map, 1944.

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## 10. Geographical Data

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Acreage of surveyed property 9,250 square feet

Acreage of historical setting \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale: \_\_\_\_\_

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### Verbal boundary description and justification

Block 7 lot 33, West End Park Section 2..

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## 11. Form Prepared by

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name/title	Judy Christensen		
organization	City of Rockville, MD	date	April 18, 2005
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600